

2020 ANNUAL REPORT
COMMUNITY PRESERVATION COMMITTEE

The Community Preservation Act (CPA), MGL c. 44B, was enacted into legislation on September 14, 2000. Under this legislation, municipalities may opt to participate by adopting a property tax surcharge to create a locally-controlled Community Preservation Fund administered by a Community Preservation Committee (CPC). The state provides matching funds based on the percentage of surcharge adopted and the number of communities participating statewide. The Community Preservation Fund can be used to fund projects related to the acquisition and preservation of open space/recreation, the creation and support of affordable/community housing, and the acquisition and preservation of historic buildings, landscapes and documents. Stow voters accepted the provisions of the CPA in May 2001.

The fiscal year ending June 30, 2020 was the nineteenth year of collections and state matching grants in Stow. In November of 2020 Stow was awarded \$291,675 - a 44.25 percent match. Stow has received approximately \$4.8 million in matching state funds over the past 19 years. Community Preservation funds are deposited in a locally controlled, interest-bearing account. All projects recommended by the CPC must first be approved by Town Meeting before expenditures can be made from Stow's Community Preservation Fund. The CPC carefully reviews each project before bringing it to Town Meeting to determine whether or not it is eligible for CPA funding, assesses the feasibility of completion, and evaluates whether it might be possible to leverage other funds to make each project the best possible investment of the Town's funds.

Due to the worldwide COVID-19 pandemic the Annual Town Meeting was moved from May 2020 (FY2020) to July 2020 (FY2021). The Annual Town Meeting (7/11/20) voters approved Community Preservation warrant articles appropriating funds to a COVID-19 Emergency Rental Assistance Fund (\$300,000), additional design funds for the Town Hall Restoration (\$200,000), funds to develop a park in the center of town (\$50,000), funding for Pre-Engineering Services at Track Road (\$70,000), and design funds for Red Acre Road which could be a site for affordable housing (\$25,000). The Community Preservation also set aside administrative funds (\$37,500) and allocated for Community Preservation annual reserves required under the Community Preservation Act: Historic Preservation (\$100,000), Open Space and Recreation (\$100,000), and Affordable Housing (\$100,000). There were also two projects that were rescinded: Deed Restriction Program (\$250,000) and Design Funds for the Assabet River Rail Trail on Track Road (\$46,000).

The Community Preservation Committee consists of the following members:

Vin Antil (Chair)	Open Space Committee
Andy Crosby (Vice Chair)	Historical Commission
Mike Busch	Recreation Commission
John Colonna-Romano	Planning Board
Ingeborg Hegemann-Clark	Conservation Commission
Roger Zimmerman	Council on Aging
Erica Benedick	Finance Committee

Gary Yu
 Bob Larkin
 Krista Bracci

Board of Assessors
 Housing Authority
 CPC Administrator

Year	Approved Stow CPA Projects 2001 to Present	Approved Project Amount	Final Project Cost
	Totals for Open Space/Recreation	\$ 5,242,975.00	\$ 4,887,051.30
2004	Con Comm Open Space Funds	\$ 50,000.00	\$ 50,000.00
2016	Con Comm Additional Open Space Funds	\$ 50,000.00	In progress
	Funds spent thus far \$6,656.64		
2005	Hale Woodlands	\$ 35,000.00	\$ 35,000.00
2007	Lake Boon Preservation Project	\$ 77,000.00	\$ 33,299.89
2008	Assabet Rail Trail Easement	\$ 227,000.00	\$ 135,949.50
2004	Moseley APR	\$ 23,600.00	\$ 23,600.00
2010	Maple Street CR for SCT	\$ 80,000.00	\$ 75,000.00
2007	Snow Property Acquisition	\$ 673,000.00	\$ 658,899.46
2007	Stow Community Park Construction	\$ 1,000,000.00	\$ 999,595.93
2013	Fitzpatrick Property Acquisition	\$ 95,000.00	\$ 89,676.19
2014	Design Funds for Pine Bluffs	\$ 40,000.00	\$ 39,730.50
2016	Improvements at Pine Bluffs	\$ 39,500.00	\$ 39,500.00
2015	Creation of Rec Facilities at Pine Bluffs	\$ 242,000.00	\$ 242,000.00
2015	Tuttle Lane Land Acquisition	\$ 140,000.00	\$ 140,000.00
2015	Invasive Species Mapping and Control	\$ 25,000.00	In progress
	Funds spent thus far \$17,975.60		
2016	Purchase of Boon Road APR	\$ 140,000.00	\$ 140,000.00
2017	Creation of 323 Community Park	\$ 275,000.00	\$ 275,000.00
2017	Carver Hill Conservation Restriction	\$ 1,400,000.00	\$ 1,400,000.00
2017	Small Farm Conservation restriction	\$ 275,000.00	\$ 275,000.00
2018	Final Phase of work at Pine Bluffs	\$ 20,000.00	\$ 19,889.21
2018	Purchase of the Kunelius Property	\$ 215,875.00	\$ 214,910.81
2020	Pre-Engineering Services for Track Road	\$ 70,000.00	In progress
	Funds spent thus far \$31,099.50		
2020	Town Center Park Playground	\$ 50,000.00	In progress
	Funds spent thus far \$0.00		
	Totals for Historical	\$ 1,342,419.00	\$ 772,211.47
2004	West School Parking/Access	\$ 20,000.00	In progress
	Funds spent thus far \$6,932.66		
2004	Blacksmith Shop	\$ 929.00	\$ 745.00

2007	Lower Village Cemetery Wall Restoration	\$ 9,990.00	\$ 9,918.28
2008	Lower Village Cemetery Wall Restoration #2	\$ 19,500.00	\$ 14,199.08
2010	Lower Village Cemetery Wall Restoration #3	\$ 20,000.00	\$ 17,500.00
2010	Rehab Monuments & Headstones	\$ 48,000.00	\$ 46,300.00
2012	Historic Document Preservation Project	\$ 100,000.00	\$ 100,000.00
2009	Town wide Inventory of Historic Properties	\$ 50,000.00	\$ 50,000.00
2017	Historic Document Preservation , Phase II	\$ 85,000.00	In progress
	Funds spent thus far \$0.00		
2013	Brookside / Hillside Cemetery Wall Restoration	\$ 60,000.00	\$ 56,000.00
2014	Design Funds for Randall Library	\$ 25,000.00	\$ 25,000.00
2016	Additional Design Funds for the Library	\$ 25,000.00	\$ 19,755.11
2017	Library 2nd Floor Restoration	\$ 380,000.00	\$ 380,000.00
2015	Mapping of Lower Village/Hillside Cemeteries	\$ 24,000.00	\$ 24,000.00
2016	Additional Funds for Cemetery Mapping	\$ 5,000.00	In progress
	Funds spent thus far \$207.00		
2018	Town Hall Roof Repair	\$ 30,000.00	\$ 28,794.00
2018	Stow Town Hall Improvements	\$ 175,000.00	In progress
	Funds spent thus far \$79,468.26		
2018	Additional Funds for Library Restoration	\$ 65,000.00	In progress
	Funds spent thus far \$20,666.15		
2020	Design Funds for the Town Hall Restoration	\$ 200,000.00	In progress
	Funds spent thus far \$0.00		
	Totals for Affordable/Community Housing	\$ 3,002,200.00	\$ 356,163.00
2004	Pilot Grove Perpetual Deed Restrictions	\$ 350,000.00	\$ 350,000.00
2012	Consultant SMAHT	\$ 7,200.00	\$ 6,163.00
2015	Affordability Safeguard Program	\$ 220,000.00	In progress
	Funds spent thus far \$0.00		
2017	Affordability Safeguard Program Extension	\$ 200,000.00	In progress
	Funds spent thus far \$0.00		
2017	Habitat for Humanity Units	\$ 150,000.00	In progress
	Funds spent thus far \$0.00		
2020	Red Acre Road Design Funds	\$ 25,000.00	In progress
	Funds spent thus far \$0.00		
2020	COVID-19 Emergency Rental Assistance	\$ 300,000.00	In progress
	Funds spent thus far \$0.00		
2009	Pilot Grove and Plantation Expansions	\$ 1,750,000.00	In progress
	Pilot Grove is complete \$825,000 & Spent \$100,000 on Plantation		

Funds spent thus far listed in the approved CPA projects column are not part of the final project totals (only totals of completed projects).

Figures shown are current as of 10/6/20